

ORDINANCE NO. \_\_\_\_\_

An ordinance amending Section 12.04 of the Los Angeles Municipal Code by amending the zoning map.

THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

Section 1. Section 12.04 of the Los Angeles Municipal Code is hereby amended by changing the zone and zone boundaries shown upon a portion of the zone map attached thereto and made a part of Article 2, Chapter 1 of the Los Angeles Municipal Code, so that such portion of the zoning map shall be as follows:

HUDSON AVE

WILCOX AVE

HOLLYWOOD BLVD

**(T)(Q)C2-2D-SN**

15

80

5

80

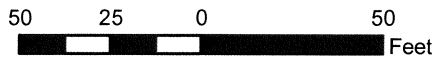
100

179.40

120

8

100

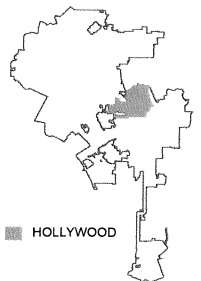


CPC 2016-2263 VZC HD CUB CU ZAA WDI SPR

LH/cf

062617

City of Los Angeles



HOLLYWOOD

## (Q) QUALIFIED CLASSIFICATIONS

Pursuant to Section 12.32-G of the Municipal Code, the following limitations are hereby imposed upon the use of the subject property, subject to the "Q" Qualified classification:

1. **Use.** The use and area regulations for the new development on-site shall be developed for the uses as permitted in the C2 Zone as defined in LAMC Section 12.14, except as modified by the conditions in CPC-2016-2263-VZC-HD-CUB-CU-ZAA-WDI-SPR or any subsequent action.
2. **Development.** The use and development of the property shall be in substantial conformance with the plot plan submitted with the application and marked Exhibit "A", dated June 8, 2017, except as may be revised as a result of this action.
3. The project shall be limited to a maximum 133-room hotel with 3,580 square feet of restaurant uses at the ground floor and on the rooftop.
4. **Sidewalk Easement.** A public sidewalk easement shall be provided and maintained on-site. The easement shall be a minimum of five (5) feet wide and run the entire length of the property line adjoin Wilcox Avenue. The building may project over the required sidewalk easement above a height of 40 feet and below a depth of five (5) feet. A covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Development Services Center for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Development Services Center for inclusion in the case file.

## **“D” DEVELOPMENT LIMITATIONS**

Pursuant to Section 12.32-G of the Municipal Code, the following limitations are hereby imposed upon the use of the subject property, subject to the “D” Development Limitations.

1. **Floor Area Ratio.** The total floor area of all buildings or structures on a lot shall not exceed a Floor Area Ratio (FAR) of 3.06:1.
2. **Height.** The maximum building height shall be limited to 89 feet (89’).

Section \_\_. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

I hereby certify that the foregoing ordinance was passed at the Council of the City of Los Angeles, by a majority vote of all its members, at the meeting of \_\_\_\_\_.

\_\_\_\_\_  
Holly L. Wolcott, City Clerk

By \_\_\_\_\_ Deputy

Approved \_\_\_\_\_

\_\_\_\_\_  
Mayor

Pursuant to Section 558 of the City Charter,  
the City Planning Commission on June 8, 2017  
recommends this ordinance be adopted by the City Council.

  
\_\_\_\_\_  
James K. Williams, Commission Executive Assistant II  
City Planning Commission

File No. \_\_\_\_\_